

**MINUTES OF LAYTON CITY  
COUNCIL WORK MEETING**

**NOVEMBER 5, 2015; 5:32 P.M.**

**MAYOR AND COUNCILMEMBERS  
PRESENT:**

**MAYOR BOB STEVENSON, JOYCE BROWN,  
TOM DAY, JORY FRANCIS, SCOTT FREITAG  
AND JOY PETRO**

**STAFF PRESENT:**

**ALEX JENSEN, GARY CRANE, BILL WRIGHT,  
PETER MATSON, JAMES (WOODY) WOODRUFF,  
TERRY COBURN AND THIEDA WELLMAN**

**The meeting was held in the Council Conference Room of the Layton City Center.**

Mayor Stevenson opened the meeting and turned the time over to Staff.

**AGENDA:**

**BID AWARD – ASSOCIATED BRIGHAM CONTRACTORS, INC. – HILL FIELD ROAD  
WATER LINE REPLACEMENT – HILL FIELD ROAD BETWEEN 1225 NORTH AND  
HIGHWAY 193 – RESOLUTION 15-58**

Terry Coburn, Public Works Director, said Resolution 15-58 was a bid award for the Hill Field Road waterline project that was previously presented to the Council. Terry said this project had become a priority because UDOT had received federal funding to replace the asphalt road with concrete from the South Gate down to the bulb turn near Sizzler. He explained that it would be very expensive to replace or repair the waterline once the concrete road was installed. Terry said the UDOT project would begin in June.

Mayor Stevenson said there was an air show scheduled for the 26th and 27th of June that would draw over 500,000 people. He said they had planned on using the mall area and Northridge High School for parking areas with bus service to the Base.

Terry said Staff would talk to UDOT about that but it would be under UDOT's control.

Terry said there were utilities that needed to be replaced before the road was done that included some 8-inch and 12-inch waterlines. He said the bid was a little higher than anticipated because of additional traffic control. Terry said Staff thought they would save a little money in the end because the City wouldn't need to put down as much asphalt as anticipated when the project was done in order for UDOT to replace the road.

Councilmember Freitag asked if it would happen right before the road work.

Terry said the waterline project would start as soon as the contract was awarded.

James "Woody" Woodruff, City Engineer, said they would do the work and put down a limited amount of asphalt, which UDOT would use as a base for the concrete.

Terry said this project wouldn't guarantee that there wouldn't be leaks; if there was a problem in the future the City would be replacing concrete, which would be much more expensive than an asphalt road.

Councilmember Freitag said he had been watching the landscaping UDOT was putting in with other projects; it wasn't great. Would they be replacing only the street, or would there be sidewalk and light

improvements.

Woody said they would only be replacing the road curb to curb. He said they would be replacing some storm drains as well, but there wouldn't be any lighting or landscaping improvements.

Councilmember Freitag asked if the City wanted some aesthetic improvements, the City would have to do them.

Woody said yes. He said this project would cost a lot more because it was a federally funded project, which required Davis-Bacon scale wages. Woody said the City wouldn't want to have them do additional work for the City because of the labor costs.

Councilmember Day asked if they would be putting concrete over the asphalt.

Alex Jensen, City Manager, said yes; they wouldn't want to remove all of the asphalt because of issues in the sub-grade.

Councilmember Petro said if there was a problem with a waterline in the future, it would be very expensive to repair. She asked if this was the only concrete road in the City.

Terry said yes. He said there were no guarantees with utility lines.

Councilmember Freitag asked if it would increase noise.

Terry said yes.

Alex said the City tried to dissuade UDOT from doing this project, but they were receiving federal money and didn't want to give it back.

Council and Staff discussed construction impacting businesses in the areas.

Councilmember Day said it appeared that the City didn't have a choice with this.

Terry said that was correct.

Terry gave the Mayor and Council an update on Talbot Drive.

Councilmember Freitag asked about the road closure off of Highway 193 and expressed concerns with it meeting fire code.

Woody said the road was only 100 feet deep; it met code requirements.

Councilmember Freitag asked if 2900 North was on an overlay project list.

Woody said it was probably on the 5-year schedule.

Councilmember Freitag asked when the new road to the landfill would open.

Woody said probably next week.

Council and Staff discussed educating users going to the landfill about the new road.

Councilmember Francis asked how the new ThrU Turns were working.

Councilmember Freitag said he loved it.

Council and Staff discussed issues with the new ThrU Turns.

Woody indicated that UDOT wanted to start construction on the flyover near Kohl's at the end of next year.

**STREET AND CULINARY WATER IMPROVEMENTS PAYBACK AGREEMENT WITH WAYNE S JOHNSON – RESOLUTION 15-57**

Terry Coburn said this was a street and culinary water payback agreement with Wayne Johnson. He said Mr. Johnson put in some larger waterlines and a little more width of the road that wasn't his responsibility. Terry said the payback agreement would pay Mr. Johnson for those additional costs.

**WILLOW RIDGE STREET IMPROVEMENT EXCHANGE AGREEMENT WITH NILSON HOMES, INC. – RESOLUTION 15-39**

Terry Coburn said this was a payback agreement with Nilson Homes. He said Nilson Homes installed a wider road than what was required.

Woody said this was a combination of a payback and an exchange of land for future improvements on Bluff Ridge Boulevard, and a small portion on Hill Field Road.

Councilmember Freitag asked when Layton Parkway from 1700 West to 2700 West would be done.

Woody said it would be in the next fiscal year.

**MISCELLANEOUS:**

**SHEPHERD'S RIDGE SUBDIVISION**

Bill Wright, Community and Economic Development Director, said the Shepherd's Ridge Subdivision was on the regular meeting agenda this evening.

Councilmember Brown said she received an email from someone indicating that they were upset that this was on the Consent Agenda and not a Public Hearing.

Mayor Stevenson said the citizens were concerned about the private utilities, but that would be resolved.

Bill said originally the developer wanted to put some of the utilities in a private easement and not in the public right of way because of the moratorium on cutting into a newly finished road. He said after the Planning Commission meeting, the developer determined that the subdivision would not likely be developed in a timeframe that would be within the moratorium timeframe. Bill said with the desire to not have an HOA, the last submission of plans showed all of the public utilities in the public right of way. There would be no need for an HOA.

Councilmember Freitag asked if this would be addressed tonight.

Bill suggested that the Council make it part of the motion. He said the final approval would come back to the Council, which would provide another review opportunity for the Planning Commission and the Council. Bill said this subdivision had been in the process for a very long time and instead of stopping it the developer was bringing forward a solution that was good for everyone.

Councilmember Freitag said since the developer was waiting until 2016 when the moratorium was up, his preference would be that it go back to the Planning Commission for further review; was it necessary that it be approved tonight.

Bill said it would go back to the Planning Commission for the final approval process; this was preliminary approval. He said the Council could make it very clear in the motion that the latest submitted plan had resolved the issue of the public utilities and the HOA.

Councilmember Day said those were the main concerns expressed at the Planning Commission meeting.

Discussion suggested pulling this item from the Consent Agenda and voting on it separately to allow for additional clarification in the motion.

Councilmember Freitag asked if this would finish Church Street.

Woody said there would be a small portion on the south end that would be upgraded to full width.

### **ANNEXATION REQUEST**

Bill Wright said there was an annexation request on the regular agenda that he had received a few telephone calls about today. He said questions were raised about why this was going to the City Council when it had not been to the Planning Commission. Bill said this was accepting the annexation petition and accepting the City Recorder's certification of the annexation. He said after the protest period this would go back to the Planning Commission for the rezone, and it would come back to the Council for final approval. Bill said some of the residents had indicated that they didn't think any development would occur on this property. He said the General Plan identified this property for residential use and the Annexation Policy Master Plan indicated that the City could provide utilities for the property and it was anticipated that the City would annex the property. Bill said there might be people at the regular meeting wanting to make comments during the citizen comment period.

Councilmember Brown said there was someone's property that was going to be annexed that was not part of the annexation request. She asked where this property was located.

Bill said that was correct. He identified the property on a map. Bill said this property was being annexed so that it did not create an island.

### **KIHOMAC UPDATE**

Bill Wright gave the Mayor and Council an update on construction of the Kihomac site. He said the permit was paid for today and they were ready to start pouring concrete. Bill said this was a great company for the City.

### **MISCELLANEOUS DEVELOPMENT UPDATES**

Council and Staff discussed the status of various developments in the City.

### **MAYOR'S REPORT**

Mayor Stevenson mentioned Jim Mason's retirement.

Alex Jensen explained the plan to not hire a department director to replace Jim and shifting those responsibilities and Staff to other departments. He said this would provide for some financial efficiency in the City. Alex said the changes would require moving the current secretary, Tamara Clark, to a risk analyst position, and hiring two part time secretaries.

Alex said because the Assistant City Manager position would be done away with, as part of the budget process next year, Staff may recommend hiring an additional person for the Administration Department. He said the changes would free up approximately \$140,000.

Councilmember Freitag asked if it was too soon to discuss bringing on a PR person.

Alex said that could be discussed as part of the budget process. He said he had thought about an assistant to the City Manager type of position; not an Assistant Manager but someone that would be somewhat of a technical assistant. Alex said with the growing relevance of social media and communication, he thought a PR position would be important for the City.

Council and Staff discussed changes in how people were getting information; it wasn't through a newspaper.

**The meeting adjourned at 6:52 p.m.**

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Thieda Wellman, City Recorder